157.0	0008	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,200 / 604,200
					USE VALUE:	604,200 / 604,200
					ASSESSED:	604,200 / 604,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
256		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALTER JASON
Owner 2:	
Owner 3:	
Street 1:	256 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DELLERT BRIAN -
Owner 2:	LANNQUIST HEATHER -
Street 1:	256 HILLSIDE AVE
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,360 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Clapboard Exterior and 1194 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3360.000	239,600		364,600	604,200
Total Card	0.077	239,600		364,600	604,200
Total Parcel	0.077	239,600		364,600	604,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.24 | /Parcel: 506.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	105068
GIS Ref	
GIS Ref	
Insp Date	10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0008-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,700	0	3,360.	364,600	604,300	604,300	Year End Roll	12/18/2019
2019	101	FV	209,500	0	3,360.	364,600	574,100	574,100	Year End Roll	1/3/2019
2018	101	FV	209,500	0	3,360.	307,300	516,800	516,800	Year End Roll	12/20/2017
2017	101	FV	209,500	0	3,360.	281,200	490,700	490,700	Year End Roll	1/3/2017
2016	101	FV	209,500	0	3,360.	239,600	449,100	449,100	Year End	1/4/2016
2015	101	FV	197,400	0	3,360.	208,300	405,700	405,700	Year End Roll	12/11/2014
2014	101	FV	197,400	0	3,360.	192,700	390,100	390,100	Year End Roll	12/16/2013
2013	101	FV	197,400	0	3,360.	183,300	380,700	380,700		12/13/2012

!12348!

PRINT

Date	Time
12/11/20	02:26:39

LAST REV

Date	Time
10/16/18	14:21:52
apro	
12348	

USER DEFINED

Prior Id # 1:	105068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELLERT BRIAN,	58598-465		3/1/2012		414,000	No	No		
KINGSLEY EVE M	34841-543		2/13/2002		343,750	No	No		
	20233-342		11/1/1989		193,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/28/2011	1897	Manual	5,000					replace termite da

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/24/2008	Measured	163	PATRIOT
6/4/2002	MLS	MM	Mary M
12/21/1999	Mailer Sent		
12/3/1999	Measured	268	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3360		Sq. Ft.	Site		0	70.	1.55	7									364,560						364,600	

Total AC/HA: 0.07713 | Total SF/SM: 3360 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 364,560 | Spl Credit | Total: 364,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	139.624
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294392
Depreciation:	54757
Depreciated Total:	239635

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

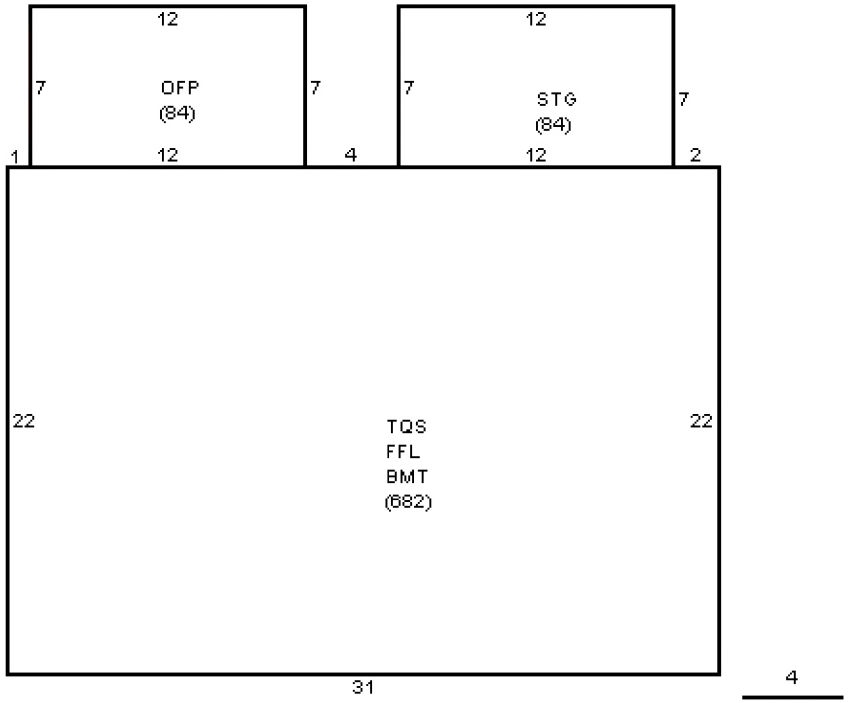
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.62
Special Features:	0	Val/Su Net:	117.22
Final Total:	239600	Val/Su SzAd	200.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	682	41.890	28,567
FFL	First Floor	682	139.620	95,223
TQS	3/4 Story	512	139.620	71,418
OFP	Open Porch	84	35.600	2,990
STG	Storage	84	8.260	693
	Net Sketched Area:	2,044	Total:	198,891
Size Ad	1193.5	Gross Are	2214	FinArea 1194

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0008-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	